054.0	0003	0004.A	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	2,769,200	/	2,769,200
USE VALUE:	2,769,200	/	2,769,200
ASSESSED:	2,769,200	/	2,769,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-21	GROVE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON-GROVE REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	59 UNION SQ
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	BATES RALPH E/TRUSTEE -
Owner 2:	REB NOMINEE TRUST -
Street 1:	P.O. BOX H
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .455 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1967, having primarily Brick Exterior and 14962 Square Feet, with 18 Units, 18 Baths, 0 3/4 Bath, 0 HalfBath, 57 Rooms, and 23 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	19818.000	1,623,100	3,100	1,143,000	2,769,200
Total Card	0.455	1,623,100	3,100	1,143,000	2,769,200
Total Parcel	0.455	1,623,100	3,100	1,143,000	2,769,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 185.08 | /Parcel: 185.08

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 36419

GIS Ref:

GIS Ref:

Insp Date: 10/12/18

!4405!

PREVIOUS ASSESSMENT

Parcel ID: 054.0-0003-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	1,623,100	3100	19,818.	1,143,000	2,769,200		Year end	12/23/2021
2021	112	FV	1,623,100	3100	19,818.	1,089,000	2,715,200		Year End Roll	12/10/2020
2020	112	FV	1,551,800	3100	19,818.	990,000	2,544,900	2,544,900	Year End Roll	12/18/2019
2019	112	FV	1,284,400	3200	19,818.	990,000	2,277,600	2,277,600	Year End Roll	1/3/2019
2018	112	FV	1,284,400	3200	19,818.	990,000	2,277,600	2,277,600	Year End Roll	12/20/2017
2017	112	FV	1,106,200	3200	19,818.	810,000	1,919,400	1,919,400	Year End Roll	1/3/2017
2016	112	FV	1,106,200	3200	19,818.	810,000	1,919,400	1,919,400	Year End	1/4/2016
2015	112	FV	972,600	3400	19,818.	684,000	1,660,000	1,660,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:30:34

LAST REV

Date	Time
04/16/19	14:06:29

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4405

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BATES RALPH E/T	59051-419		5/8/2012	Mult Lots	2,756,000	No	No		
BATES RALPH	29291-211		10/29/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	36419
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/1998	289	Manual	1,000					NEW ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	PH	Patrick H
4/6/2009	Measured	201	PATRIOT
4/26/2000	Measured	197	PATRIOT
10/21/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		19818		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		18		No. of Un	Site		0	63,500.	1.00	AA									1,143,000						1,143,000	

Total AC/HA:	0.45496	Total SF/SM:	19818	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc	APT AVG	Total: 1,143,000	Spl Credit	Total: 1,143,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	18	Total:	18
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	18	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	18	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	30. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	30 %

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.86967665
Const Adj.:	1.01807988
Adj $ / SQ:	148.747
Other Features:	180000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2318666
Depreciation:	695600
Depreciated Total:	1623066

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	12	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	57	BRs:	23	Baths:	18	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

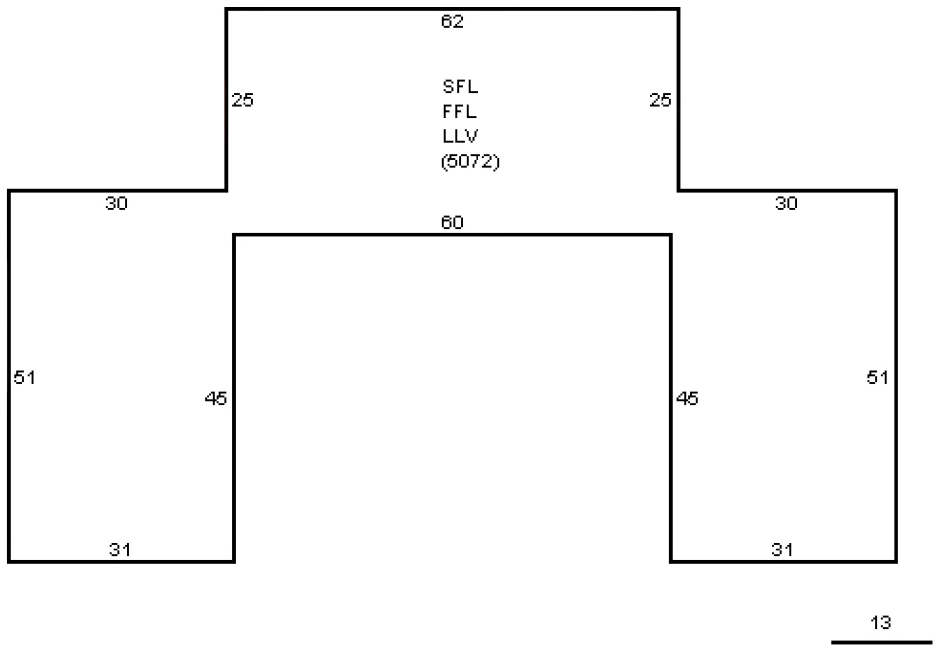
No Unit	RMS	BRS	FL
12	3	1	M
5	4	2	M
1	1	1	1
Totals			
18	57	23	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.75
Special Features:	0	Val/Su Net:	106.67
Final Total:	1623100	Val/Su SzAd	160.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	5,072	148.750	754,446
LLV	Lower Level	5,072	124.170	629,774
SFL	Second Floor	5,072	148.750	754,446
	Net Sketched Area:	15,216	Total:	2,138,666
Size Ad	10144	Gross Area	15216	FinArea 14962

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	95	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 054.0-0003-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	600	A	AV	1980	4.00	T	31.2	112			1,700			1,700
87	Fence-4	D	Y	1	224	A	AV	1967	6.00	T	40.8	112			800			800
88	Fence-6	D	Y	1	128	A	AV	1967	8.50	T	40.8	112			600			600

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100